

**ATHENS-CLARKE COUNTY  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES**

**August 16, 2017**

The Athens-Clarke County Historic Preservation Commission met and considered the following items at a public meeting on Wednesday, August 16, 2017, at 5:30 p.m. The meeting was held at 120 W. Dougherty Street, Athens, Georgia.

**MEMBERS PRESENT:** Barry Allen, Danny Bass, Jeff Bishop, Drew Dekle

**MEMBERS ABSENT:** Mary Cook, Megan Morgan, Jared Peden

**STAFF PRESENT:** Sandy Beasley, Amber Eskew, Bruce Lonnee, Michael Petty

**CALL TO ORDER:**

1. Determination of Quorum: Quorum present.
2. Introduction of Staff reports and all other documents submitted to the Historic Preservation Commission at this meeting into the official record: Mr. Allen moved to enter Staff reports and all other documents submitted into the official record, Mr. Bishop seconded and the motion passed unanimously with no discussion.
3. Adoption of the minutes of the July 19, 2017 meeting: Mr. Bishop made a motion to adopt the minutes as written. Mr. Allen seconded and the motion passed unanimously with no discussion.
4. Ex-Parte Communications: none

**CONSENT AGENDA:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**1. 150 Henderson Avenue**

**COA-2017-07-1889**

Petitioner: C. Rhett & Diana Jackson

Request: Demolish Accessory Structure

Information: 171C1 C007, Henderson, RS-8

Ms. Eskew presented the Staff report with a recommendation to approve the application as submitted.

**Agent / Owner:** Rhett Jackson

**In Favor:** none

**In Opposition:** none

**Discussion:** The Commission appreciated the thorough job of documenting the condition of the structure. It is important to note that the structure is non-contributing so the guidelines do not apply. It is appreciated that the applicant intends to preserve pieces of the structure.

**Motion:** Mr. Bishop moved to approve the application as submitted. Mr. Bass seconded and the motion carried unanimously.

**2. 190 Satula Avenue**

**COA-2017-07-1916**

Petitioner: Zack Brendel for Michael Harboldt

Request: Addition and Front Fencing

Information: 114C4 D003, Buena Vista, RS-8

Ms. Eskew presented the Staff report with the recommendation to approve with conditions.

**Agent / Owner:** Zack Brendel clarified the window placement.

**In Favor:** Neal Barille

**In Opposition:** none

**Discussion:** Ms. Eskew clarified staff's recommendation for fencing location and height. She also explained staff's approval of the windows in the new addition. The new light pattern meets guidelines. Mr. Brendel provided insight into the choice of windows used for the addition.

Mr. Bass believes the front yard fencing is acceptable. Mr. Bishop feels there should be some proof of a previous front yard fence.

**Motion:** Mr. Allen moved to approve the application with conditions as per the staff report. Mr. Bishop seconded the motion, which carried 3 (Allen, Bishop, Dekle) to 1 (Bass.)

**3. 297 Woodlawn Avenue**

**COA-2017-07-1962**

Petitioner: Joseph Smith / Smith-Hall Office, Inc. for Dean and Rhonda Clower

Request: Rear Demolition and Rear Addition

Information: 124B2 F011, Woodlawn, RS-15

Ms. Eskew presented the Staff report with a recommendation to approve the application as submitted. This project was presented to the Commission as a conceptual review at the June, 2017 meeting.

**Agent / Owner:** Joseph Smith

**In Favor:** none

**In Opposition:** none

**Discussion:** The Commission noted that this project meets the guidelines.

**Motion:** Mr. Allen moved to approve the application as submitted. Mr. Bass seconded the motion, which carried unanimously.

**4. 165 Lakeview Street**

**COA-2017-07-1966**

Petitioner: Chris Evans as agent for Duke Gibbs / Gibbs Capital

Request: Demolition and New Construction

Information: 114D1 H007, Boulevard, RS-8

Ms. Eskew presented the Staff report with a recommendation to deny the application.

**Agent / Owner:** Chris Evans, Duke Gibbs

**In Favor:** Chris Conley; Sarah Ellis

**In Opposition:** none

**Discussion:** Mr. Evans distributed a letter from a structural engineer in response to staff's analysis. Mr. Bass pointed out that the structural engineer acknowledged that, due to accessibility issues, a detailed analysis of the structure was not performed. Mr. Bishop noted that there are seven criteria to be addressed to allow a contributing structure to be demolished. Based on the information presented, all seven items have not been addressed and a case for demolition has not been made. There is no indication that steps have been taken to save the structure.

Mr. Dekle said that the current structure and the surrounding structures are classic mill houses in a mill village. The proposed structure seems to be a Craftsman infill and does not mirror the village. If a mill house is demolished and replaced with something other than a mill house, the neighborhood's character is gone. Mr. Lonnee believes the new structure to be a pyramidal cottage. He suggested that, after the demolition deliberation, the commission continue discussion, treating this as a concept review and providing guidance about the character of the area.

Comments include:

- mill houses are not two stories
- to demolish a structure just to build on a lot perfect for infill would not be acceptable
- the character of the neighborhood is mill house; therefore, a design that speaks to the mill house design, including scale, should be used. It should fit into the mill neighborhood.
- a new structure should speak to the past while fulfilling modern needs

Mr. Smith agreed to tabling the application.

**Motion:** Mr. Allen moved to table the application, not to exceed six months, to allow time to evaluate the demolition criteria and present alternative plans for consideration. Mr. Bishop called for a friendly amendment to remove alternative from the original motion, which will allow

the applicant to return with the same plans if they desire. Mr. Bass seconded the motion. Mr. Evans signed the tabling agreement. The motion carried unanimously.

**5. 175 Lakeview Street**

**COA-2017-07-1967**

Petitioner: Chris Evans as agent for Duke Gibbs / Gibbs Capital

Request: Demolition and New Construction

Information: 114D1 H008, Boulevard, RS-8

Ms. Eskew presented the Staff report with a recommendation to deny the application.

**Agent / Owner:** Chris Evans

**In Favor:** Sarah Ellis

**In Opposition:** none

**Discussion:** Mr. Evans said that his comments for 165 Lakeview Street were identical to the comments for this application. Ms. Ellis noted that a recently approved new construction in the mill village is a two story structure.

Mr. Bishop expressed that we are all on the same team as far as making the mill village neighborhood as good as we can make it given the historic preservation guidelines. He requested that this application be tabled.

Mr. Allen noted that the house Ms. Ellis referred to was initially a vacant lot. The new constructions on New Street also were on vacant lots on the old mill property.

Mr. Evans agreed to tabling the application. Treating this as a concept review, Mr. Bishop noted that the scale of the new structure should be considered as the house relates to the neighborhood. The height of the ceiling, with such a mass above the windows, should be more subdued. Mr. Evans explained that this has to do with the eight foot beam on the front porch. Mr. Bishop suggested that breaking up the roof line lessened the massing.

**Motion:** Mr. Bishop moved to table the application, not to exceed six months, to allow time to evaluate the demolition criteria and present alternative plans for consideration. Mr. Allen seconded the motion. Mr. Evans signed the tabling agreement. The motion carried unanimously.

**CONCEPTUAL PRELIMINARY DESIGN REVIEW:** none

**OTHER BUSINESS:**

1. Designation Committee Report: The Committee did not meet this month. This Committee is still searching for a date/time that meets with member's work schedules.

2. Education Committee Report: The Committee did not meet this month. This Committee will now meet at 4:00 p.m. on the Monday a week before the HPC meeting.
3. Miscellaneous Announcements:  
Mr. Bishop requested that, for conceptual reviews, the comments be included in the package for the new submittal. After a lengthy discussion, Mr. Lonnee suggested that, with the comments being non-binding, members refer to the minutes for the conceptual review meeting.

Mr. Lonnee provided a status update for the Milledge Circle study and moratorium: The Mayor and Commission amended the study boundaries and set the study boundaries for Milledge Circle and Castalia. He described the boundaries for Milledge Circle. Properties on the west end were dropped from the study area and the moratorium. The caveat is that the Planning Department send a letter to each property owner on the west end of Milledge Circle in the dropped study / moratorium area informing them of the opportunity to request to be a part of the consultant's work for Landmark consideration.

Mr. Bishop visited with Blanton Realty's realtors regarding historic preservation. He is developing a bullet-point list of items related to historic preservation and what it means to realtors for the Commission to use. Mr. Lonnee suggested that the Education Committee review the list and discuss ways to get the information out to realtors.

With no other business, the meeting adjourned at 7:30 p.m.